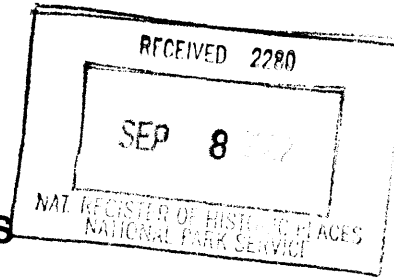


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1286

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dr. Steven's House
other names/site number Villa Maria

2. Location

street & number 21 South Riverview Heights not for publication N/A
city or town Sioux Falls vicinity N/A
state South Dakota code SD county Minnehaha code 099 zip code 57105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Jay D. Voigt 09-16-2002
Signature of certifying official Date

South Dakota State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

Dr. Steven's House
Name of Property

Minnehaha County, South Dakota
County and State

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other,

(explain:)

Signature of the Keeper: Edmund A. Beall Date of Action: 10/31/02

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Late 19th and 20th Century Revivals:
Italian Renaissance

Materials (Enter categories from instructions)

foundation Stone
roof Clay tile
walls Stucco

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture _____

Period of Significance

1926 _____

Dr. Steven's House
Name of Property

Minnehaha County, South Dakota
County and State

Significant Dates 1926

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Robert Perkins, of Perkins and McWayne

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Dr. Steven's House
Name of Property

Minnehaha County, South Dakota
County and State

10. Geographical Data

Acreage of Property Less than 1

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u>	<u>681208</u>	<u>4822235</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

name/title Lynda B. Schwan
organization SD SHPO date May 6, 2002
street & number 900 Governors Drive telephone 605-773-6056
city or town Pierre state SD zip code 57501

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Dr. Steven's House
Name of Property

Minnehaha County, South Dakota
County and State

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Delf Schmidt Grimminger and Maria Bell
street & number 21 South Riverview Heights telephone 605-367-6880
city or town Sioux Falls state SD zip code 57105

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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The Dr. Steven's House is located in Sioux Falls, the largest city in the State of South Dakota. It is located in a residential neighborhood and faces the Veteran's Hospital. The house was constructed in 1926 in the Italian Renaissance style with a highly irregular plan, a rare style in the State of South Dakota.

The façade of the Dr. Steven's House faces south onto 22nd Street, a major east-west street in Sioux Falls. The flat roof building has clay tile overhanging eaves and a clay tile pyramidal roof on the central portion of the house. Beneath the eaves are decorative brackets, below the brackets are square decorative tiles. The walls are clad with an earth tone rough textured stucco. The house rests on a stone foundation.

An elevated patio surrounds the house on two-thirds of the south and the entire east elevations. At the six corners of the wall surrounding the patio are decorative urns. The central entry projects slightly from the remainder of the façade. A pyramidal roof caps this two-story entry. Above the entry, on the first floor, is a fan light. Above the fan light is a row of decorative tiles. The second floor of the entry has three diamond paned windows. To the east of the entry is a single bay with an eight-over-one double hung window on the first and second floors. To the west of the entry is a single bay with three eight-over-one double hung windows on the first floor. This area projects slightly and has a shed clay tile roof. The second floor has one eight-over-one double hung window. To the west of the main portion of the façade is a one-story flat roof addition from the 1970's. The south elevation has three large plate glass windows. The original portion of the house located directly behind the addition has three windows on the second floor.

The east elevation, in the main block of the building, has a Palladian style window on the first floor. The central window is a large single pane of glass capped with a stained glass fan light. On either side of the window is a simple column. On either side of the columns is a six-over-one double hung window. The second floor has three six-over-one double hung windows. To the north of the main block is a one-story wing. This has a Palladian style entry. The central portion is a glass entry door, capped with a transom and a stained glass fan light. On either side of the entry is a long side light. A three story section rises above the main block and the one-story wing. The second floor of this section has a six-over-one double hung window. The third floor has two casement diamond pane windows. A wrought iron balcony is located at these windows.

The north elevation has five diamond paned windows in the one story wing as well as an arched opening leading to a recessed entry. The three story portion has a six-over-one double hung window on the second floor. The third floor has an eight-over-one double hung window with a wrought iron

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balcony. In the main block of the house are two six-over-one double hung windows on the first floor. The second floor has two tripartite windows. The central window is a large single pane with a six-over-one double hung window on either side. A one story, double car garage extends from this elevation. The east and west elevation of the garage have one six-over-one double hung window. The second floor of the main block which is recessed behind the garage has an oriel window and a large single pane window.

The west elevation has three sided flat roof screened in porch at the northwest corner. To the south of the porch is a sun room which was added in the 1970's. The second floor has one narrow diamond pane window and two casement windows.

Interior:

Located in various rooms, on the first floor, are wood composite tiles used as flooring which resemble marble. A historic fountain is located in the one story wing of the house. Egg and dart molding is found throughout the first floor. Other decorative elements include leaded glass entry doors, iron railings and newel post. The basement level of the house is set up for storage and servants area. The main floor has kitchen, living room, drawing room, and dining room spaces. The second floor houses the bedrooms. The third floor has a bedroom and bathroom.

Statement of Significance

The Dr. Steven's House is eligible for the National Register of Historic Places under Criterion C as it is an excellent example of the Italian Renaissance style of architecture in South Dakota. It exhibits many distinctive characteristics of the Italian Renaissance style. The Dr. Steven's House continues to provide a sense of architectural appeals that made to noteworthy in 1926.

The Dr. Steven's House is located in Sioux Falls in the southeastern part of South Dakota. Sioux Falls is the county seat of Minnehaha County. A farming region characterizes the surrounding area. Settlement in the city of Sioux Falls began in 1856 when the Western Town Company of Dubuque, Iowa founded the town site. From 1870 to 1890 the population of Minnehaha County jumped from 355 to 21,870. Sioux Falls has the largest population in the State of South Dakota.

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This house was constructed in 1926 for Dr. George and Nelle Steven's. The architect was Robert Perkins, a prominent architect in South Dakota. Perkins was also the developer for the area of Sioux Falls.

The Dr. Steven's House is identified as the Italian Renaissance architectural style. Italian Renaissance is defined as having the following characteristics: a low pitched hipped roof which is often flat; a roof clad in ceramic tiles; upper story windows which are less elaborate than the first story windows; arches above first story windows, doors and porches; entrances or windows accented by small classical columns or pilasters; and decorative brackets beneath the eaves. The Dr. Steven's House exhibits all of the character defining traits of the Italian Renaissance style.

The Italian Renaissance style is found in early 20th century houses throughout the United States but is far less common than the contemporary Craftsman, Tudor or Colonial Revival styles. It is primarily a style for architect-designed landmarks prior to World War I. The style steadily declined after 1930. In South Dakota, the Italian Renaissance style is very rare. The contemporary styles are found more readily throughout the State.

The Dr. Steven's House is eligible for the National Register of Historic Places under Criterion C for its significant architectural style of Italian Renaissance. This style was found throughout the United States from 1890 to 1935 and is an excellent intact example for South Dakota.

Bibliography

Architectural History in South Dakota. South Dakota State Historic Preservation Office, 2000.

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 2000.

Verbal Boundary Description

Tract 21 of Riverview Heights addition, Sioux Falls, Minnehaha County, South Dakota.

Verbal Boundary Justification

The boundary all the property associated with the building.